



COUNTY OF SAN LUIS OBISPO  
DEPARTMENT OF PLANNING & BUILDING  
TREVOR KEITH , DIRECTOR

**THIS IS A NEW PROJECT REFERRAL**

**DATE:** 6/7/2019

**TO:** Public Works, Environmental Health, Agricultural Commissioner, Air Pollution Control Board, San Luis Obispo County Assessor, Building Division, San Luis Obispo County Sheriff Department, Cal Fire/County Fire, 5<sup>th</sup> District Legislative Assistant, Cal Trans, RWQCB, CA Fish and Wildlife, U.S. Fish and Wildlife, Upper Salinas/ Las Tablas Resource Conservation District, AB 52

**FROM:** Misty Gin ([MGin@CO.SLO.CA.US](mailto:MGin@CO.SLO.CA.US) or 805-781-1417)

**PROJECT NUMBER & NAME:** DRC2019-00109 Synergy Farms LLC. \_Hurshuajer

**PROJECT DESCRIPTION:** Proposed Conditional Use Permit for two 1 acre outdoor cannabis cultivation sites to be located at 0 Belmont Trail in California Valley.

**APN(s):** 072-221-011

**Return this letter with your comments attached no later than 14 days from receipt of this referral. CACs please respond within 60 days. Thank you.**

**PART I: IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?**

- ☐ YES (Please go on to PART II.)  
☐ NO (Call me ASAP to discuss what else you need. We have only 10 days in which we must obtain comments from outside agencies.)

**PART II: ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?**

- ☐ YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter.)  
☐ NO (Please go on to PART III.)

**PART III: INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.**

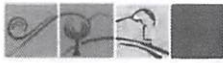
Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

Date

Name

Phone



# GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Building

## APPLICATION TYPE - CHECK ALL THAT APPLY

- ☐ Emergency Permit 
 ☐ Tree Permit 
 ☒ Minor Use Permit  
☐ Conditional Use Permit/Development Plan 
 ☐ Plot Plan  
☐ Curb, Gutter & Sidewalk Waiver 
 ☐ Other 
 ☐ Site Plan  
☐ Surface Mining/Reclamation Plan 
 ☐ Zoning Clearance  
☐ Amendment to approved land use permit 
 ☐ Variance

**DRC2019-00109**

Minor Use Permit  
 072-221-011 /  
 SYNERGY FARMS LLC  
 CANNABIS - 2 ACRES OUTDOOR CULTIVATION  
 ANCILLARY PROCESSING

## APPLICANT INFORMATION Check box for contact

person assigned to this project  
☐ Landowner Name Chonyeng Hurshuajer Daytime Phone \_\_\_\_\_  
 Mailing Address \_\_\_\_\_ Zip Code \_\_\_\_\_  
 Email Address: kevinlee7858@yahoo.com

☐ Applicant Name Synergy Farms, LLC (Kevin Lee) Daytime Phone (651)785-8727  
 Mailing Address 5230 E. Huffman Ave. Fresno Ca Zip Code 93727  
 Email Address: kevinlee7858@yahoo.com

☒ Agent Name Mandi Pickens ANGLE Land Use Entitlement Daytime Phone 805-459-5334  
 Mailing Address 1439 Marsh St. San Luis Obispo, CA Zip Code 93401  
 Email Address: angle.planning@gmail.com

## PROPERTY INFORMATION

Total Size of Site: 24 acres Assessor Parcel Number(s): 072-221-011 ✓  
 Legal Description: \_\_\_\_\_  
 Address of the project (if known): 0 Belmont Trail California Valley, CA 93453  
 Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: \_\_\_\_\_  
 Describe current uses, existing structures, and other improvements and vegetation on the property:  
No current uses, no existing structures, no other improvements.

## PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): Outdoor Cannabis Cultivation (two, one acre sites)

## LEGAL DECLARATION

I, the owner of record of this property, have completed this form accurately and declare that all statements here are true. I do hereby grant official representatives of the county authorization to inspect the subject property.

Property owner signature [Signature] Date 7/15/10

**FOR STAFF USE ONLY**



# LAND USE PERMIT APPLICATION

San Luis Obispo County Department of Planning and Building

File No \_\_\_\_\_

**Type of project:** ☒ Commercial ☐ Industrial ☐ Residential ☐ Recreational ☐ Other

Describe any modifications/adjustments from ordinance needed and the reason for the request (if applicable): Parking modification- Refer to project description for explanation.

Describe existing and future access to the proposed project site: New access off of Belmont Trail

**Surrounding parcel ownership:** Do you own adjacent property? ☐ Yes ☒ No  
If yes, what is the acreage of all property you own that surrounds the project site? N/A

**Surrounding land use:** What are the uses of the land surrounding your property (when applicable, please specify all agricultural uses):

North: Ag-solar farm South: RS, Ag  
East: Ag- solar farm West: Ag

**For all projects, answer the following:**

Square footage and percentage of the total site (approximately) that will be used for the following:

Buildings: 0 sq. feet 0 % Landscaping: 0 sq. feet 0 %  
Paving: 0 sq. feet 0 % Other (specify) Two, one acre cannabis cultivation

Total area of all paving and structures: \_\_\_\_\_ ☐ sq. feet ☐ acres

Total area of grading or removal of ground cover: \_\_\_\_\_ ☐ sq. feet ☐ acres

Number of parking spaces proposed: 5 Height of tallest structure: \_\_\_\_\_

Number of trees to be removed: 0 Type: N/A

Setbacks: Front 300' Right 300' Left 300' Back +570'

**Proposed water source:** ☒ On-site well ☐ Shared well ☐ Other N/A

☐ Community System - List the agency or company responsible for provision: N/A

Do you have a valid will-serve letter? ☐ Yes ☒ No (If yes, please submit copy)

**Proposed sewage disposal:** ☐ Individual on-site system ☒ Other Portable Toilet

☐ Community System - List the agency or company responsible for sewage disposal: N/A

Do you have a valid will-serve letter? ☐ Yes ☒ No (If yes, please submit copy)

**Fire Agency:** List the agency responsible for fire protection: Cal Fire

**For commercial/industrial projects answer the following:**

Total outdoor use area: 2 ☐ sq. feet ☒ acres

Total floor area of all structures including upper stories: 0 sq. feet

**For residential projects, answer the following:**

Number of residential units: N/A Number of bedrooms per unit: N/A

Total floor area of all structures including upper stories, but not garages and carports: N/A sf

Total of area of the lot(s) minus building footprint and parking spaces: N/A sf



# ENVIRONMENTAL DESCRIPTION FORM

San Luis Obispo County Department of Planning and Building

File No \_\_\_\_\_

The California Environmental Quality Act (CEQA) requires all state and local agencies to consider and mitigate environmental impacts for their own actions and when permitting private projects. The Act also requires that an environmental impact report (EIR) be prepared for all actions that may significantly affect the quality of the environment. The information you provide on this form will help the Department of Planning and Building determine whether or not your project will significantly affect the quality of the environment.

**To ensure that your environmental review is completed as quickly as possible, please remember to:**

- Answer **ALL** of the questions as accurately and completely as possible.
- Include any additional information or explanations where you believe it would be helpful or where required. Include additional pages if needed.
- If you are requesting a land division or a re-zoning, be sure to include complete information about future development that may result from the proposed land division or rezoning.
- Include references to any reports or studies you are aware of that might be relevant to the questions asked or the answers you provide.

Should a determination be made that the information is inaccurate or insufficient, you will be required to submit additional information upon request.

## Physical Site Characteristic Information

**Your site plan will also need to show the information requested here:**

- Describe the topography of the site:  
Level to gently rolling, 0-10% slopes: 24 acres  
Moderate slopes - 10-20%: 0 acres  
20-30%: 0 acres  
Steep slopes over 30%: 0 acres
- Are there any springs, streams, lakes or marshes on or near the site? ☐ Yes ☒ No  
If yes, please describe: \_\_\_\_\_
- Are there any flooding problems on the site or in the surrounding area? ☐ Yes ☒ No  
If yes, please describe: \_\_\_\_\_
- Has a drainage plan been prepared? ☐ Yes ☒ No  
If yes, please include with application.
- Has there been any grading or earthwork on the project site? ☐ Yes ☒ No  
If yes, please explain: \_\_\_\_\_
- Has a grading plan been prepared? ☐ Yes ☒ No  
If yes, please include with application.
- Are there any sewer ponds/waste disposal sites on/adjacent to the project? ☐ Yes ☒ No
- Is a railroad or highway within 300 feet of your project site? ☐ Yes ☒ No
- Can the proposed project be seen from surrounding public roads? ☒ Yes ☐ No  
If yes, please list: Project is partially visible from Belmont Trail



### Water Supply Information

1. What type of water supply is proposed?  
☒ Individual well      ☐ Shared well      ☐ Community water system
2. What is the proposed use of the water?  
☐ Residential      ☒ Agricultural - Explain Cannabis cultivation.  
☐ Commercial/Office - Explain N/A  
☐ Industrial - Explain N/A
3. What is the expected daily water demand associated with the project? 1.20 af/yr
4. How many service connections will be required? one (1)
5. Do operable water facilities exist on the site?  
☐ Yes    ☒ No    If yes, please describe: \_\_\_\_\_
6. Has there been a sustained yield test on proposed or existing wells?  
☐ Yes    ☒ No    If yes, please attach. \_\_\_\_\_
7. Does water meet the Health Agency's quality requirements?  
Bacteriological?      ☐ Yes      ☐ No  
Chemical?              ☐ Yes      ☐ No  
Physical                ☐ Yes      ☐ No  
Water analysis report submitted?      ☐ Yes      ☐ No
8. Please check if any of the following have been completed on the subject property and/or submitted to County Environmental Health.  
☐ Well Driller's Letter      ☐ Water Quality Analysis (☐ OK or ☐ Problems)  
☐ Will Serve Letter      ☐ Pump Test \_\_\_\_\_ Hours / \_\_\_\_\_ GPM  
☐ Surrounding Well Logs      ☐ Hydrologic Study      ☐ Other \_\_\_\_\_

**Please attach any letters or documents to verify that water is available for the proposed project.**

### Sewage Disposal Information

**If an on-site (individual) subsurface sewage disposal system will be used:**

1. Has an engineer penetration test been accomplished?  
☐ Yes    ☐ No    If yes, please attach a copy.
2. What is the distance from proposed leach field to any neighboring water wells? \_\_\_\_\_ feet
3. Will subsurface drainage result in the possibility of effluent reappearing in surface water or on adjacent lands, due to steep slopes, impervious soil layers or other existing conditions?  
☐ Yes    ☐ No
4. Has a piezometer test been completed?  
☐ Yes    ☐ No    If 'Yes', please attach.
5. Will a Waste Discharge Permit from the Regional Water Quality Control Board be required?  
☐ Yes    ☐ No    (a waste discharge permit is typically needed when you exceed 2,500 gallons per day)

**If a community sewage disposal system is to be used:**

1. Is this project to be connected to an existing sewer line?      ☐ Yes      ☐ No  
Distance to nearest sewer line: \_\_\_\_\_ Location of connection: \_\_\_\_\_
2. What is the amount of proposed flow? \_\_\_\_\_ GPD
3. Does the existing collection treatment and disposal system have adequate additional capacity to accept the proposed flow?      ☐ Yes      ☐ No

### **Solid Waste Information**

1. What type of solid waste will be generated by the project?  
☐ Domestic ☐ Industrial ☒ Agricultural ☐ Other, please explain? \_\_\_\_\_
2. Name of Solid Waste Disposal Company: West Coast Construction and Clean-up
3. Where is the waste disposal storage in relation to buildings? west of parking area.
4. Does your project design include an area for collecting recyclable materials and/or composting materials? ☒ Yes ☐ No

### **Community Service Information**

1. Name of School District: Shandon Unified School District
2. Location of nearest police station: San Luis Obispo
3. Location of nearest fire station: Shandon Cal Fire
4. Location of nearest public transit stop: None
5. Are services (grocery/other shopping) within walking distance (1/2 mile or closer) of the project? ☐ Yes ☒ No

### **Historic and Archeological Information**

1. Please describe the historic use of the property: undeveloped
2. Are you aware of the presence of any historic, cultural or archaeological materials on the project site or in the vicinity? ☐ Yes ☒ No  
If yes, please describe: N/A
3. Has an archaeological surface survey been done for the project site? ☐ Yes ☒ No  
If yes, please include two copies of the report with the application.

### **Commercial/Industrial Project Information**

***Only complete this section if you are proposing a commercial or industrial project or zoning change.***

1. Days of Operation: 7 days Hours of Operation: 6:00am-7:00pm
2. How many people will this project employ? 5 FTE
3. Will employees work in shifts? ☐ Yes ☒ No  
If yes, please identify the shift times and number of employees for each shift N/A
4. Will this project produce any emissions (i.e., gasses, smoke, dust, odors, fumes, vapors)?  
☒ Yes ☐ No If yes, please explain: 4 weeks during flowering, an odor may be detected.
5. Will this project increase the noise level in the immediate vicinity? ☒ Yes ☐ No  
If yes, please explain: One day of tractor noise and one day of destemming machine noise per season.  
(If loud equipment is proposed, please submit manufacturers estimate on noise output.)
6. What type of industrial waste materials will result from the project? Explain in detail: None
7. Will hazardous products be used or stored on-site? ☐ Yes ☒ No  
If yes, please describe in detail: N/A
8. Has a traffic study been prepared? ☐ Yes ☒ No If yes, please attach a copy.
9. Please estimate the number of employees, customers and other project-related traffic trips to or from the project: Between 7:00 - 9:00 a.m. 3-5 Between 4:00 to 6:00 p.m. 0

10. Are you proposing any special measures (carpooling, public transit, telecommuting) to reduce automobile trips by employees ☒ Yes ☐ No  
If yes, please specify what you are proposing: Carpooling during harvest
11. Are you aware of any potentially problematic roadway conditions that may exist or result from the proposed project, such as poor sight distance at access points, connecting with the public road?  
☐ Yes ☒ No If yes, please describe: N/A

### **Agricultural Information**

**Only complete this section if your site is: 1) Within the Agricultural land use category, or 2) currently in agricultural production.**

1. Is the site currently in Agricultural Preserve (Williamson Act)? ☐ Yes ☒ No
2. If yes, is the site currently under land conservation contract? ☐ Yes ☒ No
3. If your land is currently vacant or in agricultural production, are there any restrictions on the crop productivity of the land? That is, are there any reasons (i.e., poor soil, steep slopes) the land cannot support a profitable agricultural crop? Please explain in detail: \_\_\_\_\_

### **Special Project Information**

1. Describe any amenities included in the project, such as park areas, open spaces, common recreation facilities, etc.(these also need to be shown on your site plan): N/A
2. Will the development occur in phases? ☐ Yes ☒ No  
If yes describe: \_\_\_\_\_
3. Do you have any plans for future additions, expansion or further activity related to or connected with this proposal? ☐ Yes ☒ No If yes, explain: \_\_\_\_\_
4. Are there any proposed or existing deed restrictions? ☐ Yes ☒ No  
If yes, please describe: N/A

### **Energy Conservation Information**

1. Describe any special energy conservation measures or building materials that will be incorporated into your project \*: Remote, Portable Solar-power

\*The county's Building Energy Efficient Structures (BEES) program can reduce your construction permit fees. Your building must exceed the California State Energy Standards (Title 24) in order to qualify for this program. If you are interested in more information, please contact the Building Services Division of the Department of Planning and Building at (805) 781-5600.

### **Environmental Information**

1. List any mitigation measures that you propose to lessen the impacts associated with your project:  
Minimum-touch cannabis agriculture. Cannabis produced will be quickly harvested, machine de-stemmed, weighed, and flash frozen. It will be transported off-site for storage and extraction/distillation.
2. Are you aware of any unique, rare or endangered species (vegetation or wildlife) associated with the project site? ☒ Yes ☐ No  
If yes, please list: Kit Fox mitigation.

3. Are you aware of any previous environmental determinations for all or portions of this property?

☐ Yes ☒ No

If yes, please describe and provide "ED" number(s): \_\_\_\_\_

**Other Related Permits**

1. List all permits, licenses or government approvals that will be required for your project (federal, state and local): 3 x Medium, CA State Sellers Permit, SLO County Business License

(If you are unsure if additional permits are required from other agencies, please ask a member of the Planning Department staff currently assigned to the project)



COUNTY OF SAN LUIS OBISPO  
DEPARTMENT OF PLANNING & BUILDING  
CANNABIS APPLICATION SUPPLEMENT

PLN-2018  
12/8/2017

The following information is required in addition to the Land Use Permit Application.

**Cannabis Activities Proposed**

- |   |                                     |   |
|---|-------------------------------------|---|
| <input checked="" type="checkbox"/> Cultivation | <input type="checkbox"/> Nursery    | <input type="checkbox"/> Manufacturing Facility |
| <input type="checkbox"/> Testing Facility       | <input type="checkbox"/> Dispensary | <input type="checkbox"/> Distribution Facility  |

**For Cultivation and Nurseries ONLY**

Approved Cooperative/Collective Registration number. *Note: If you do not hold an approved cooperative/collective registration, you cannot apply for cultivation until 2019.*

Approved registration number: CCM2016- N/A

What is the applicant on the approved registration? *Note: The applicant name on the registration must match the applicant name on the land use permit.*

Name of applicant: Synergy Farms, LLC (Kevin Lee)

Are you planning on cultivating on the same site that a registration was approved for?

- ☐ Yes ☒ No

What type of State cultivation license are you seeking?

- |                                      |  |  |   |
|--------------------------------------|--|--|---|
| <input type="checkbox"/> Type 1      | <input type="checkbox"/> Type 2        | <input checked="" type="checkbox"/> Type 3 | <input type="checkbox"/> Type 4             |
| <input type="checkbox"/> Type 5      | <input type="checkbox"/> Microbusiness | <input type="checkbox"/> Indoor            | <input checked="" type="checkbox"/> Outdoor |
| <input type="checkbox"/> Mixed-light |  |  |   |

Designate the total square footage of your cultivation canopy area(s). This is not necessarily the maximum canopy size allowed by the tier of license for which you are applying, but the amount of canopy area you intend to produce. If you intend to have multiple canopy area locations, include only the total square footage of the total canopy.

120,453sf

Check one or more of the following that apply and attach a detailed diagram of your designated canopy area. Include specific dimensions, in feet and inches, in the diagram. If you have only a single canopy area, clearly indicate that. If you are designating multiple canopy areas, clearly identify the square footage and dimensions of each area and how it is separated from other canopy areas. Note that if you are designating multiple canopy areas you must separate each area by a physical boundary such as an interior wall. Vertically stacked canopy areas must be identified as such in the detailed diagram submitted by applicants.

I have designated the specific area and dimensions of my newly designated canopy area(s):



## CANNABIS APPLICATION SUPPLEMENT

- ☒ On my floor plan submitted with the application  
☐ On an additional document submitted with my application

Record your estimates of electrical usage in kilowatt-hours (kWh). To determine how many kWh a piece of equipment uses, take the following steps:

- Determine the wattage of the device by checking manufacturer specifications
- Multiply this number by the number of hours each month the device will be in use to determine watt-hours.
- Divide each month's watt-hours by 1,000 to determine kWh. Round to three decimal places.
- Repeat this for each piece of equipment and the total amounts for each month.
- Estimates should assume the business is in full production for each month.

Describe all sources of electrical power and the total annual kWh expected to be drawn from each. For example, if the operation uses on-site power generation from a source such as solar panels, document the amount of power you expect to use from that source in addition to any other sources.

Source or utility name	Expected kWh drawn annually
PG&E	2278
<b>Total Annual kWh:</b>	<b>2278</b>

Clearly identify the measurement unit you are using to estimate or report your water usage. If you are using multiple units, you may use additional columns to record that information. If you are using reclaimed water, identify that as a source. If you are utilizing more sources of water than may be included on this form, you may include that information on a separate page submitted with this application.

Estimate the total water used in the production of marijuana by month. If recording estimates for multiple sources, estimate these amounts separately.

Source		AG Well, On-Site		
Month and Year				
1	2020-2023			
2	2020-2023			
3	2020-2023			
4	2020-2023	0.11		
5	2020-2023	0.20		
6	2020-2023	0.20		
7	2020-2023	0.27		
8	2020-2023	0.20		
9	2020-2023	0.19		
10	2020-2023			
11	2020-2023			
12	2020-2023			
<b>Totals</b>		1.20		

## CANNABIS APPLICATION SUPPLEMENT

Do you plan on using pesticides?

☒ Yes ☐ No

List of pesticides anticipated to be used: Compliant with CDPR list for outdoor cultivation

### **For Manufacturing ONLY**

What type of State manufacturing license are you seeking? *Note: Volatile manufacturing is prohibited.*

☐ Type 6 ☐ Type 7 ☐ Type N ☐ Type P  
☐ Microbusiness

What type of products do you plan on manufacturing?

☐ Oils ☐ Edibles ☐ Topicals ☐ Other \_\_\_\_\_

Will the facility be utilizing a closed-loop extraction system?

☐ Yes ☐ No

(If extracting) What types of extraction will you be performing?

☐ Butane ☐ Propane ☐ Hexane ☐ Carbon Dioxide  
☐ Ethanol ☐ Mechanical ☐ None  
☐ Other \_\_\_\_\_

### **For Distribution ONLY**

What type of State distribution license are you seeking?

☐ Type 11 ☐ Type 11 – Transport Only

Will you be operating a storage-only business?

☐ Yes ☐ No

How many vehicles do you anticipate transporting/distributing product?

☐ 1-5 ☐ 6-10 ☐ 11+ ☐ N/A Storage Only/Other

## CANNABIS APPLICATION SUPPLEMENT

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### **For Dispensaries ONLY**

What type of State dispensary license are you seeking? *Note: Dispensaries are not allowed to have storefronts open to the public.*

☐ Type 9 – non-storefront dispensary      ☐ Type 10      ☐ Microbusiness

Will you be delivering to other jurisdictions?

☐ Yes      ☐ No

How many vehicles do you anticipate delivering product?

☐ 1-5      ☐ 6-10      ☐ 11+      ☐ N/A Storage Only/Other

How many deliveries per day do you anticipate delivering product?

☐ <10      ☐ 11-50      ☐ 51-100      ☐ >100      ☐ N/A Storage Only/Other



**SYNERGY FARMS, LLC**

**O BELMONT TRAIL**

**MINOR USE PERMIT- CANNABIS CULTIVATION  
PROJECT DESCRIPTION**

**PROPOSAL**

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- ❖ Minor Use Permit:
  - Outdoor Cultivation (2 ac)
- ❖ Landowner: Chonyeng Hurshaujer
- ❖ Applicant (Leasee): Synergy Farms, LLC
- ❖ Agent: ANGLE Land Use Entitlement

The following application is for a Minor Use Permit to establish an outdoor cannabis cultivation operation. The outdoor cultivation involves two acres of row crops.

**SITE**

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- ❖ Address: O Belmont Trail California Valley, CA 93453
- ❖ APN: 072-221-011
- ❖ Acreage: 24 acres
- ❖ Land Use Designation: Agriculture

**EXISTING USES**

The site is located in the remote Carrizo Plain where the topography is flat. The site is currently undeveloped.

**BACKGROUND**

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The applicant is Synergy Farms LLC. The landowner, Chonyeng Hurshaujer, has leased the subject property to Synergy Farms LLC which is a family member.

**PROJECT DETAILS**

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According to County of SLO LUO Section 22.40, both outdoor/indoor cannabis cultivation activities are allowed on AG land subject to a Minor Use Permit and additional requirements set forth in that section. A minimum of 10-25 acres within the Agriculture land use category is required to host a maximum 2-acre outdoor cannabis cultivation. This site totals 24 acres which meets the minimum acreage requirement for a 2-acre cultivation. The outdoor cannabis cultivation will occur onsite within a distinguished canopy and protected by fencing.

## **Outdoor Cultivation**

The site for cultivation is vacant and tilled. Outdoor cultivation will be row crops. A 2-acre site is identified on the site plan. This area will be enclosed with a 6' high chain link fence (slatted and gated for security purposes). A new, 16' wide gravel road will be installed on the inside and outside of the perimeter fence line. This access will be gated.

### Land Preparation

The ground is prepared by first disking three times, chiseling (ripping) (3 feet deep) four times and disking again three times. Six tons of well-composted organic green-waste (manure) is applied and incorporated into the soil coincident with the disking operations. Planting beds are then listed and shaped.

### Plant Stock

Several cannabis strains are selected for high yields and high oil production quality. A mix of stains for each specific site is selected and planted.

### Planting

Cannabis is planted by hand in early June (they can be planted later, but later plantings produce lower yields). Two plants are spaced 3-feet apart on 5-foot-wide raised beds (which are spaced 3-feet apart, edge-to-edge). Every 5 feet, two more plants are similarly placed. This results in a total of plant density of 2,178 plants per acre. Labor required for planting is estimated at 24 man-hours per acre.

### Trellising

Each acre of cannabis production operation will have 22 rows per acre on 8-foot rows (square acre basis is 200 ft x 218 ft). A trellis system is installed each year.

### Training/Pruning

Plants are trained and pruned on a limited basis during the growing season.

### Plant Nutrition

Applications of N-P-K fertilizers are based on soil ad tissue tests, which quantify fertility needs and determine a fertilizer program. Normally, in addition to the soils samples and composted organic green-waste (manure) discussed above, a 15-15-15 fertilizer is applied at 400 pounds per acre and incorporated into the beds when shaped prior to planting. Gypsum may be incorporated into the soil at the rate of 2 tons-per-acre.

### Irrigation

A drip irrigation system is installed prior to planting, with drip lines placed beneath the bed covering. Irrigation water is sourced from groundwater aquifers through agricultural wells. Well water is pumped using electrical power. All irrigation is



applied through the drip system to match crop evapotranspiration and to account for 85% irrigation efficiency. The drip system requires chemical flushing to retard calcium build up and emitter clogging. Chemical flushing is performed after harvest with N-pHuric acid applied through the drip system with 0.5 acre-inch of water. Two drip irrigation tape lines are installed per row. Beds are covered with plastic mulch using a mulch laying implement.

#### Plant Establishment

Prior to planting, a slotting implement is used to open the plastic mulch at appropriate intervals to prepare for transplanting. Uniquely identified ('Track-and-Trace' tagged) cannabis plants are delivered to the field edge and then transplanted into two rows, 36-inch rows, 36 inches apart. Fields are irrigated with roughly 1.5 acre-inches of water immediately after planting. Maxi Crop Seaweed Extract may be applied at 2.5 pounds-per-acre to ensure that a balance of nitrogen, phosphorus, and potassium (NPK) and micronutrients are supplied to the plants.

#### Yields

An estimated season yield of 5,445 pounds-per-acre is used to reflect yields under sub-surface drip irrigation. The yield will vary based on strain selection and planting date. An average of 2.5 pound-per-plant is estimated for the above density.

#### Harvest

The crop is harvested in late October within a 24-hour period. Crew size is 10 to 12 people with time to cut each plant calculated at 2 minutes. The flows of the plant are removed from the stalks with destemming machines ([www.munchmachine.com](http://www.munchmachine.com)). Fresh plant material is then vacuum-packed and frozen in portable 40-foot blast freezer units, which may be stored or immediately transported to an oil extract facility.

#### **Fencing**

An 6' high slatted chain linked fence will encompass the outdoor cultivation. The fencing will provide both a visual barrier and security. Refer to the site plan for location.



#### **Lighting**

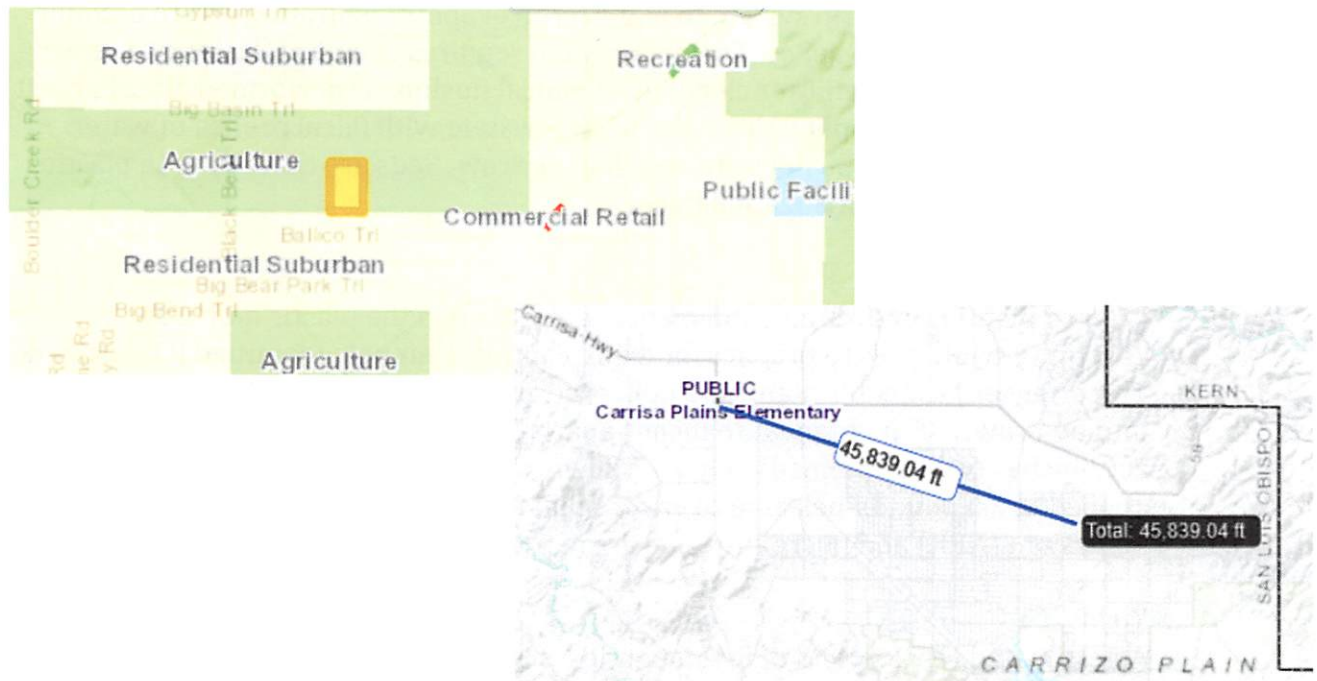
No lighting proposed aside from minimal necessary for security.

#### **Site Context**

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##### **Neighborhood Compatibility**

This 24-acre parcel is surrounded by a variety of land uses (refer to County land use designation map below) mainly by the California Valley Solar Ranch and other agriculture. There aren't any schools; alcohol or drug facilities within 1,000 of this subject property or anywhere remotely close within vicinity. The nearest source is over +/- 46,000 feet away and is the Carrisa Plains Elementary School.



### Access

A new, private, 16' wide gravel road will be constructed off of Belmont Trail with a driveway designed to a B-1a standard. This road will have an automated locked gate for security. The road will loop around the cultivation area to ensure access for emergency personal and employees. Access around the cultivation area will be fenced and gated and restricted to employees and for emergency/utility personnel.

### Parking Modification Request

A designated parking area with 5 spaces will be located adjacent to the outdoor cultivation site, outside of the fenced boundary, refer to the site plan.

Section 22.18.050 (B) requires 1 space per 1,000sf of outdoor cultivation area, which equates to 131 spaces (130,680sf cultivation area). In order to grant a parking modification, the following findings must be made according to Chapter 22.18.020H:

- The characteristics of use, the site, or its immediate vicinity do not necessitate the number of spaces, types of design, or improvements required by this Chapter; and
- Reduced parking or an alternative to the parking design standards of this Chapter will be adequate to accommodate on the site all parking needs generated by the use, or that additional parking is necessary because of special features of the use, site, or site vicinity and
- No traffic safety problems will result from the proposed modification of parking standards.

The characteristics of use for the site do not necessitate the number of parking spaces required by Chapter 22.18. The plan is for strictly outdoor cultivation; one harvest per year

is planned. The cultivation strategy is for minimal-touch growing, similar to a typical vegetable crop.

Here is the planned work schedule for one year:

Planting: 5 workers for 2 days

Growing: 5 workers one-eight-hour-day-per-week (Monday,) for 5 months

Pesticides: 1 worker three-hours-every-two-weeks for 5 months

Harvesting: 10-12 workers for 2 days

Maintenance: 5 workers for 5 days

Reduced parking of five spaces will be adequate to accommodate on the site all parking needs generated by the use. Excluding harvesting, a maximum of 5 workers will be onsite simultaneously. For harvesting, all workers will carpool. Total number of cars onsite will not exceed 5. No traffic safety problems will result from the proposed modification of parking standards. All parking is located adjacent to cultivation site.

### **Signage**

No signage is proposed at this time.

### **Setbacks**

The outdoor cultivation area meets all required setbacks. Outdoor cultivation areas are required to be a minimum 300' distance to all property lines. Front and side setbacks are 300' and the back setback is 560'. The nearest residence outside of ownership is over 1,000' away to the west (+1,400').

## **OPERATIONS**

---

The following information discusses additional site's operational compliance with the requirements set forth in Section 22.40.040.

### **Employee Safety and Training Plan**

The Employee Safety and Training Plan is enclosed.

### **Security**

Site security will be provided by a state approved system. High definition cameras will be installed at high points overseeing gates, access and ingress and egress of the cultivation site. Public access is restricted and will be achieved with the installation of one security gate, which include a keypad and intercom. Both camera and gate locations are identified on the site plan and forthcoming security plan. Fencing and lighting installation will occur and details are found above under the 'outdoor cultivation' section of this project description.

### **Fire Safety**

The project has been designed to accommodate Cal Fire required fire safety measures, such as a 16' wide cultivation access road to, around and within the growing operation.

A 10,000 gallon galvanized steel water tank will be installed on compressed gravel pads and outside the fence line. The tanks will have a 2" fire hookup line that is accessible within 12' of the access road. The tank will also be used as a source of irrigation water for the grow sites. Accordingly, the tanks will have a booster pump and a nutrient injection system.

### **Odor Management**

The proposed operation is not anticipating any odor nuisance since this site is an extremely remote area, meets setbacks and is surrounded by a solar farm and other cannabis cultivation proposals.

### **Pesticide and Fertilizer Application**

A list of pesticides and fertilizer products are included as an attachment to this project description. All products are non-hazardous and in compliance with the California Department of Pesticide Regulation (CDPR) and the County of San Luis Obispo Agricultural Commissioner (CAC).

### **Waste Management Plan**

Waste will be minimal, and materials composted and disked into the land. There is a solid waste storage area near the parking area and compost area within the fenced site area, both identified on the site plan. The storage area outside of the fence is planned to be a 20x20' storage container. Unused plant materials and soils will be reused within the site area.

## **Environmental**

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### **Traffic**

The proposed operation is indicative of other agricultural operations in the county. Working hours have been designed for the safety of the employees, and the avoidance of peak traffic hours.

Working hours are 6am to 7pm. During sustained operations, a team of two field workers and one supervisor will be employed on-site. A cultivation director will visit once per week. Other contract labor for nutrition and pest control will occur on a bi-weekly basis. Planting and harvesting will take 2-3 days each, with a team of 5 people.

### **Air Quality**

#### *Dust Control*

Dust suppression measures will be applied to this access road for operation mitigation. Additionally, the cultivation area will be ripped, disked just after the rainy season to strategize for cultivation. Onsite roads will also implement dust control measures in compliance with the Air Pollution Control District's CEQA Handbook Section 3.6.3.

## **Water**

### *Water Management Plan*

Proposed water supply, use and conservation measures are based on the Central Coast Regional Water Quality Control Board's cannabis development teams estimates of 0.03 gal/sf canopy/day for outdoor cannabis plants which is estimated to yield 1.20 AFY. The site will have portable restrooms for employees and the cultivation site will be irrigated from 2' water line fed by a water pump with nutrient injection system.

A new well is proposed to be drilled onsite.

## **Biological**

A biological assessment and San Joaquin Kit Fox habitat evaluation form are forthcoming. Kit Fox mitigation will be provided as a condition of approval based on grading quantities.





## Parcel Information

**APN:** 072-221-011

**Assessee:** OREILLY SALLY

**Care Of:**

**Address:** 6231 EAST MARK WY #38 CAVE CREEK  
AZ 85331

**Description:** T30S R19E PTN SEC 13

**Site Address:**

00000

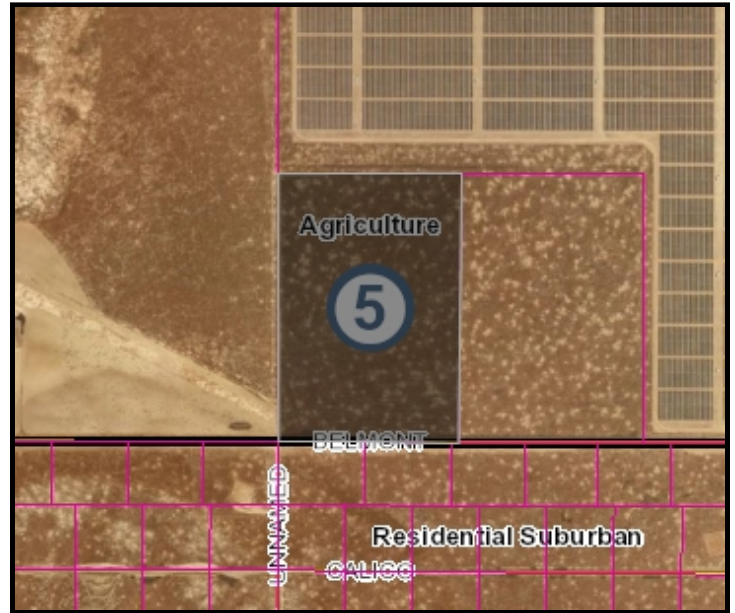
**Tax Rate Area Code:** 054060

**Estimated Acres:** 26.85

**Community Code:** CAVA

**Supervisor District:** Supdist 5

**Avg Percent Slope:** 2



Selected Parcel

## Land Use Information

### Land Uses

### Combining Designations

AG	
----	--



Parcel location within San Luis Obispo County

## Permit Information

Permit	Description	Application Date
DRC2019-00109	Land Use	6/5/2019 2:03:00 PM

## Property Addresses

## Clerk Recorder Documents



2001-R-049434

2001-R-043715

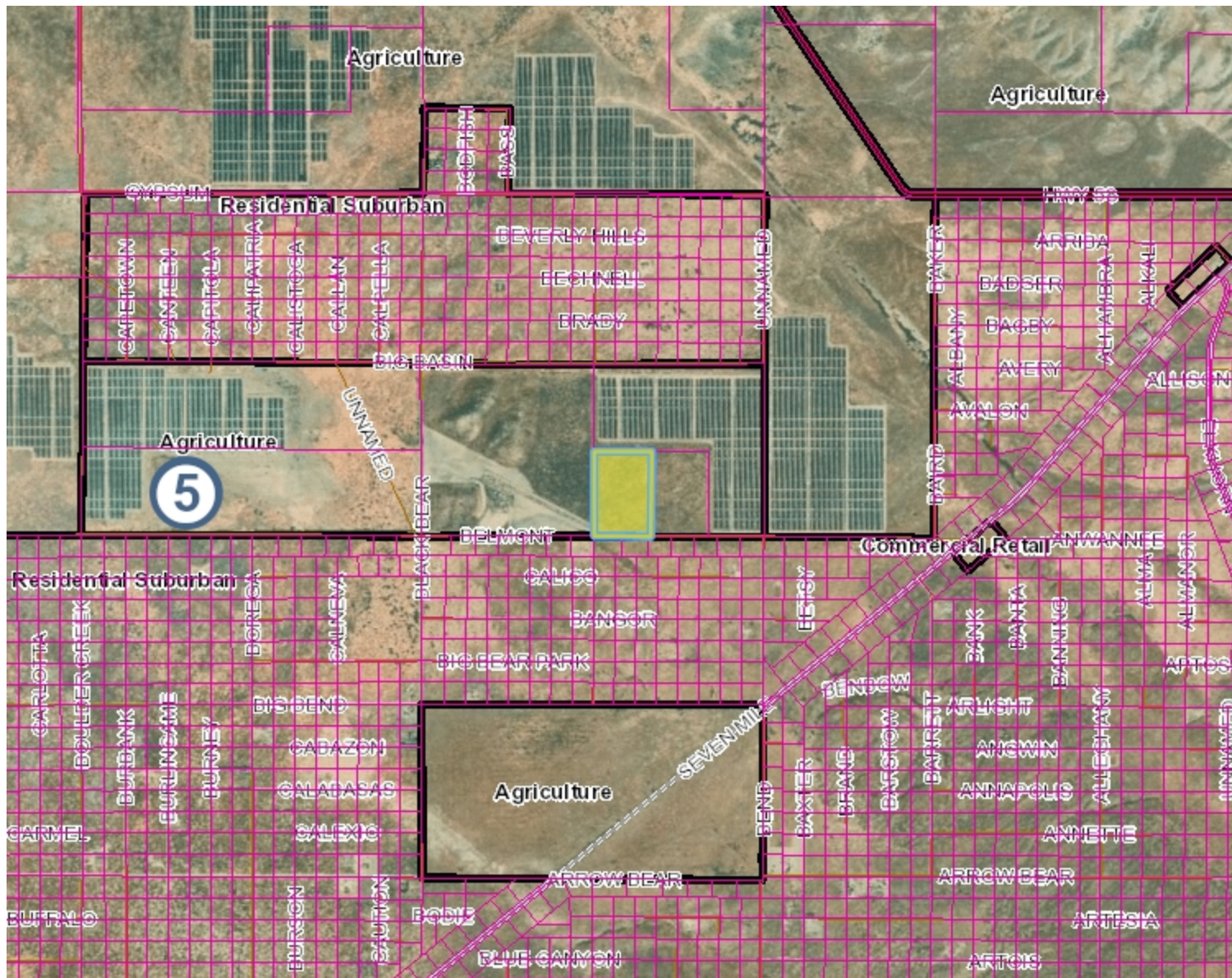
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1998-I-003283

1992-R-000578

1967-R-C07975

# Interactive Data Viewer



## Legend

- SLO County Parcels
- Roads**
  - CalTrans
  - Maintained by SLO CO
  - Private Maintenance
  - Federal or State Maintenance
- Community Advisory Groups**
  - Community Advisory Group Boundary
  - Cayucos Citizens Advisory Council Subarea
  - Creston Advisory Body Sub Areas
- Supervisor Districts
- Land Use Outlines

-6,018.65      0      3,009.33      6,018.65 Feet      1: 36,112

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
 © County of San Luis Obispo Planning and Building Department



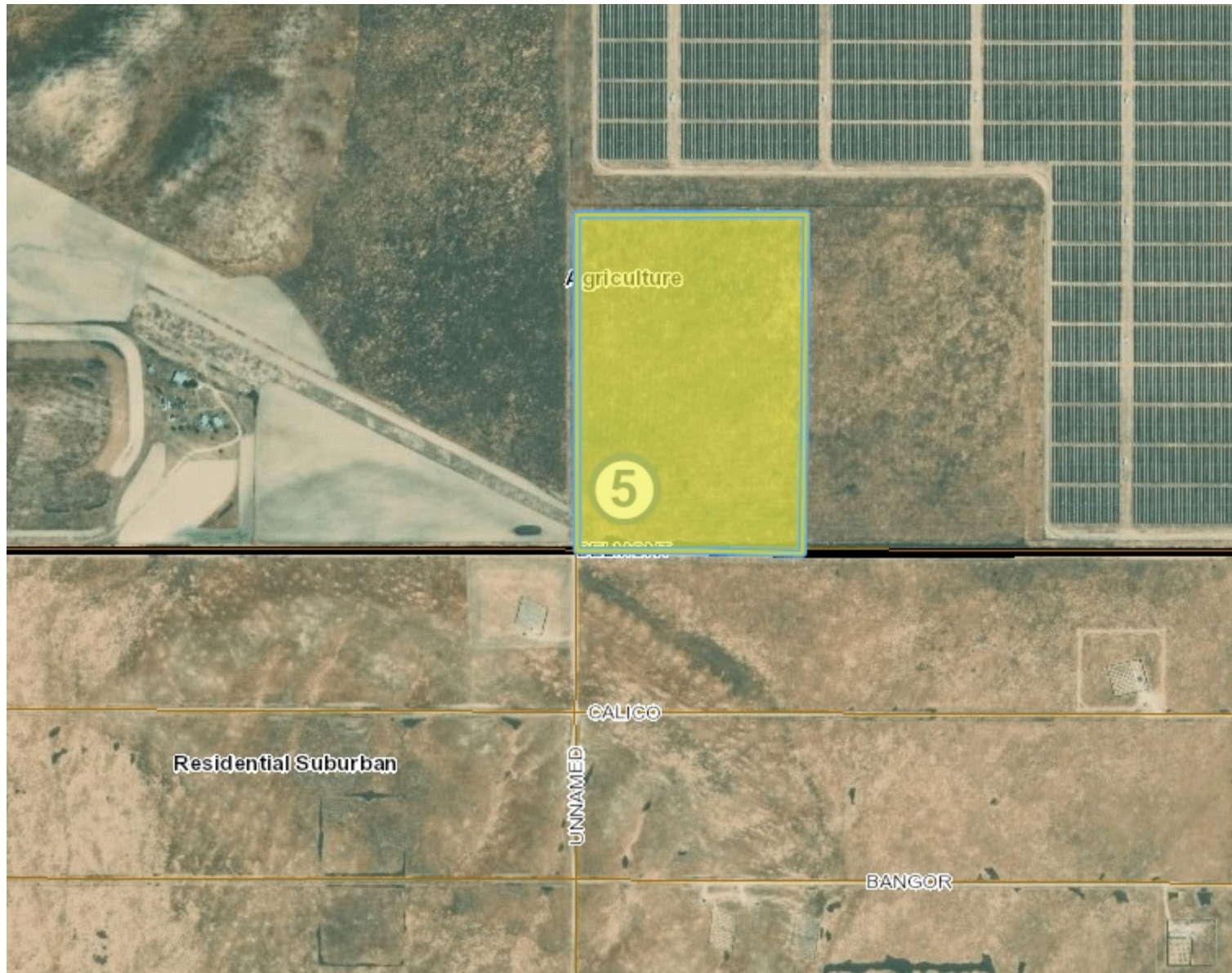
The County of San Luis Obispo does not assume liability for any damages  
 caused by errors or omissions in the data and makes no warranty of any kind,  
 express or implied, that these data are accurate and reliable.

Map for Reference Purposes Only









# Interactive Data Viewer






## Legend

### Roads

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-  Maintained by SLO CO
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-  Federal or State Maintenance

### Community Advisory Groups

-  Community Advisory Group Boundary
-  Cayucos Citizens Advisory Council Subarea
-  Creston Advisory Body Sub Areas



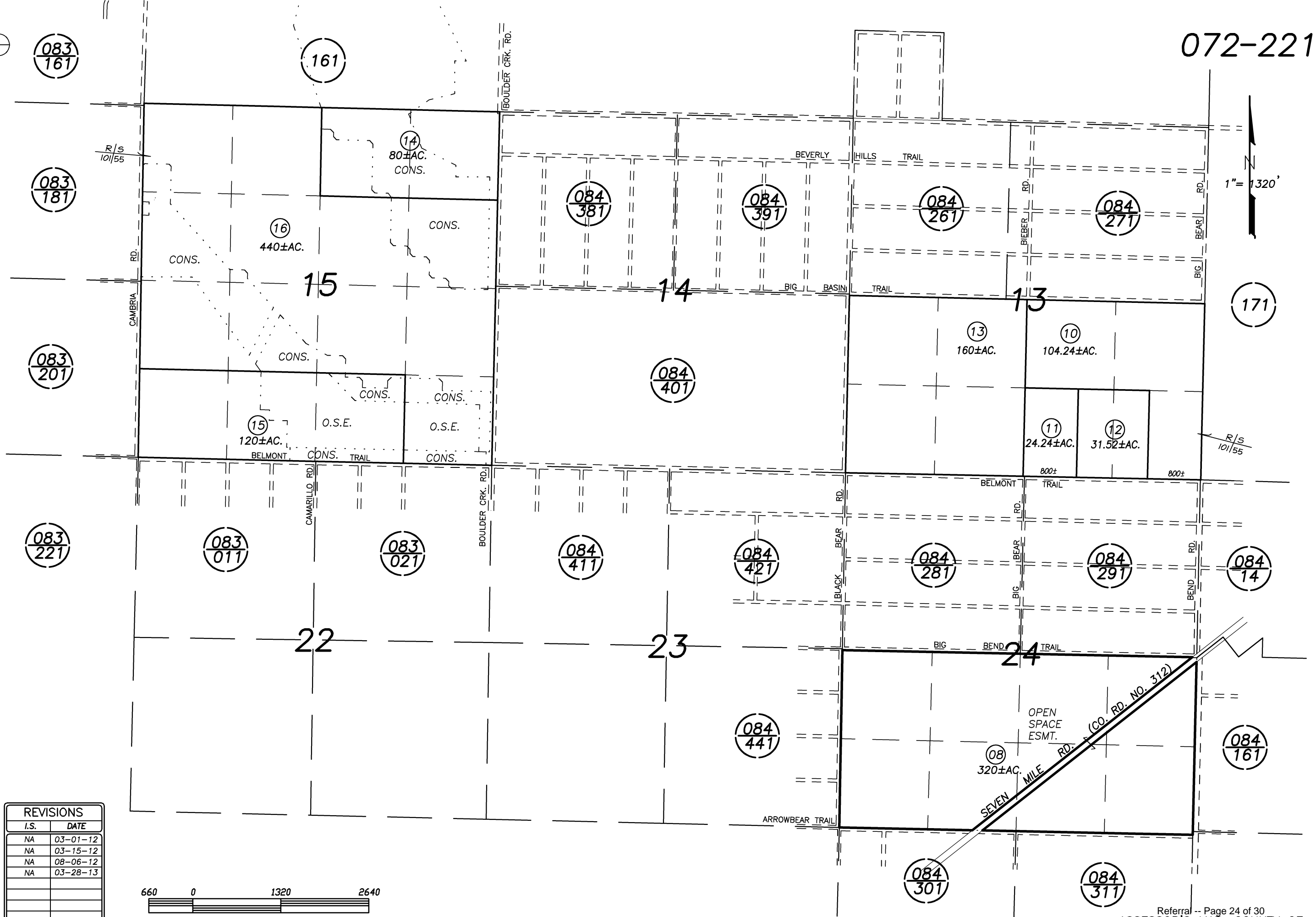
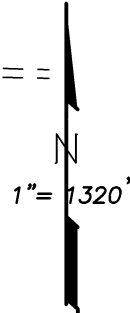
Supervisor Districts



Land Use Outlines

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REVISIONS	
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NA	03-15-12
NA	08-06-12
NA	03-28-13

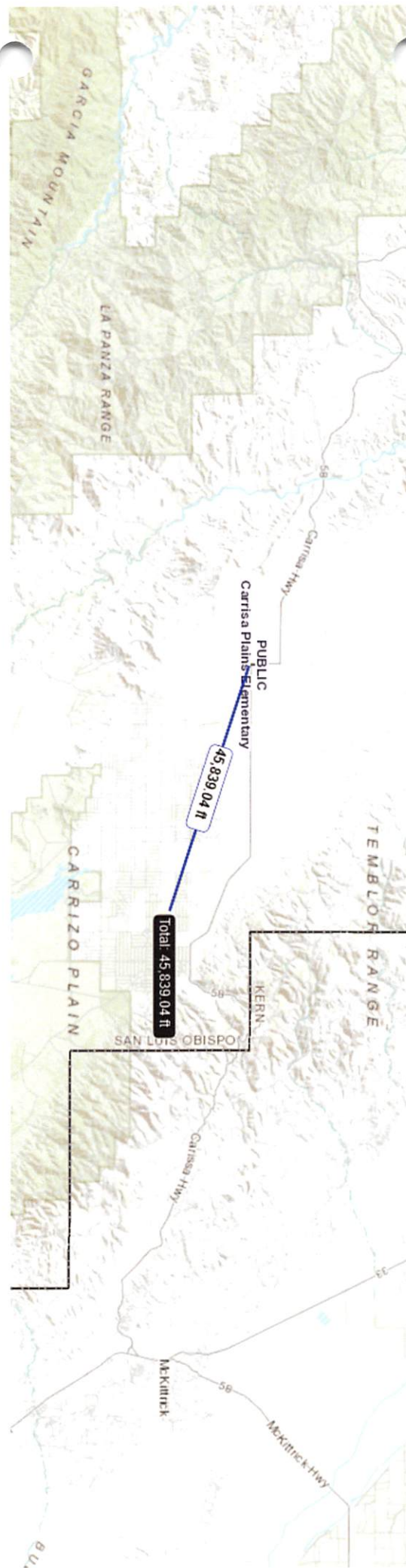
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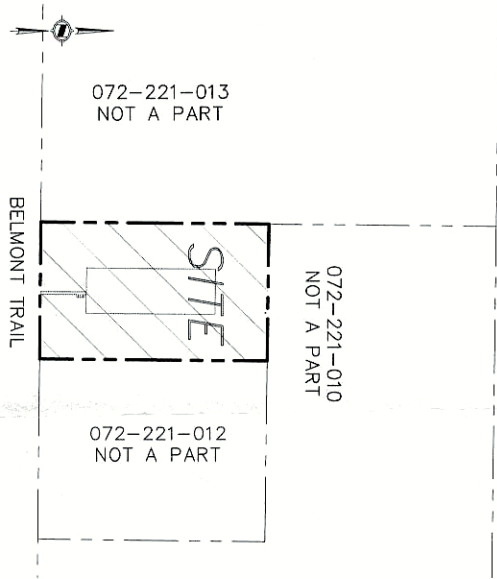
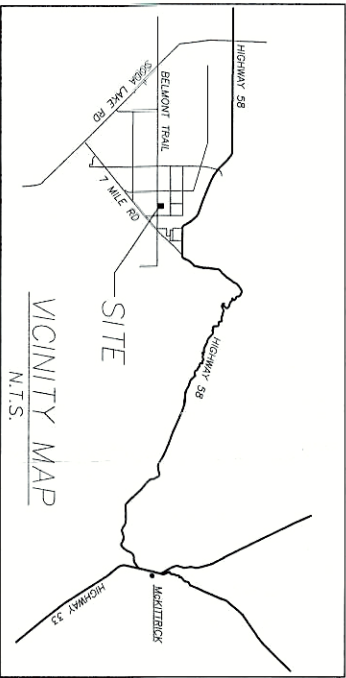
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03-01-12

THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.







PROJECT NOTES

1. PROJECT APN: 072-221-011
2. PROJECT ADDRESS: 0 BELMONT TRAIL  
CALIFORNIA VALLEY, CA 93453
3. PROJECT DESCRIPTION: OUTDOOR CANNABIS CULTIVATION -  
THREE, ONE ACRE SITES (ROW CROPS)

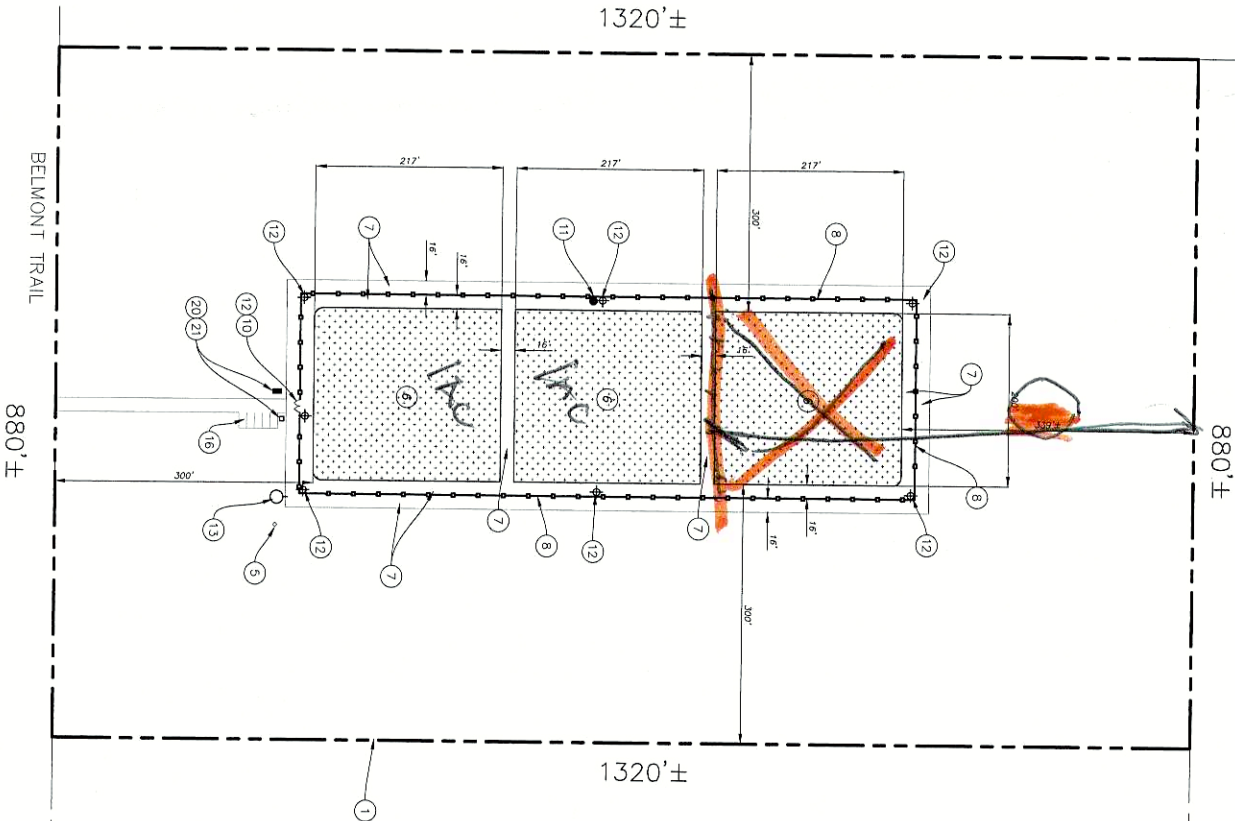
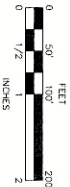
SITE PLAN NOTES

- |   |  |
|---|--|
| 1 SITE BOUNDARY   | 12 PROPOSED REMOTE, PORTABLE SOLAR POWERED SECURITY LIGHTING (~15' HIGH) CAMERA SYSTEMS, WIRELESS DATA TRANSMITTERS, AND LOCKED DATA STORAGE DEVICES |
| 2 NOT USED  | 13 PROPOSED 10,000 GALLON WATER TANK WITH 4" FIRE CONNECTION ON NORTH SIDE, FED FROM EXISTING WELL   |
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| 4 NOT USED  | 15 NOT USED  |
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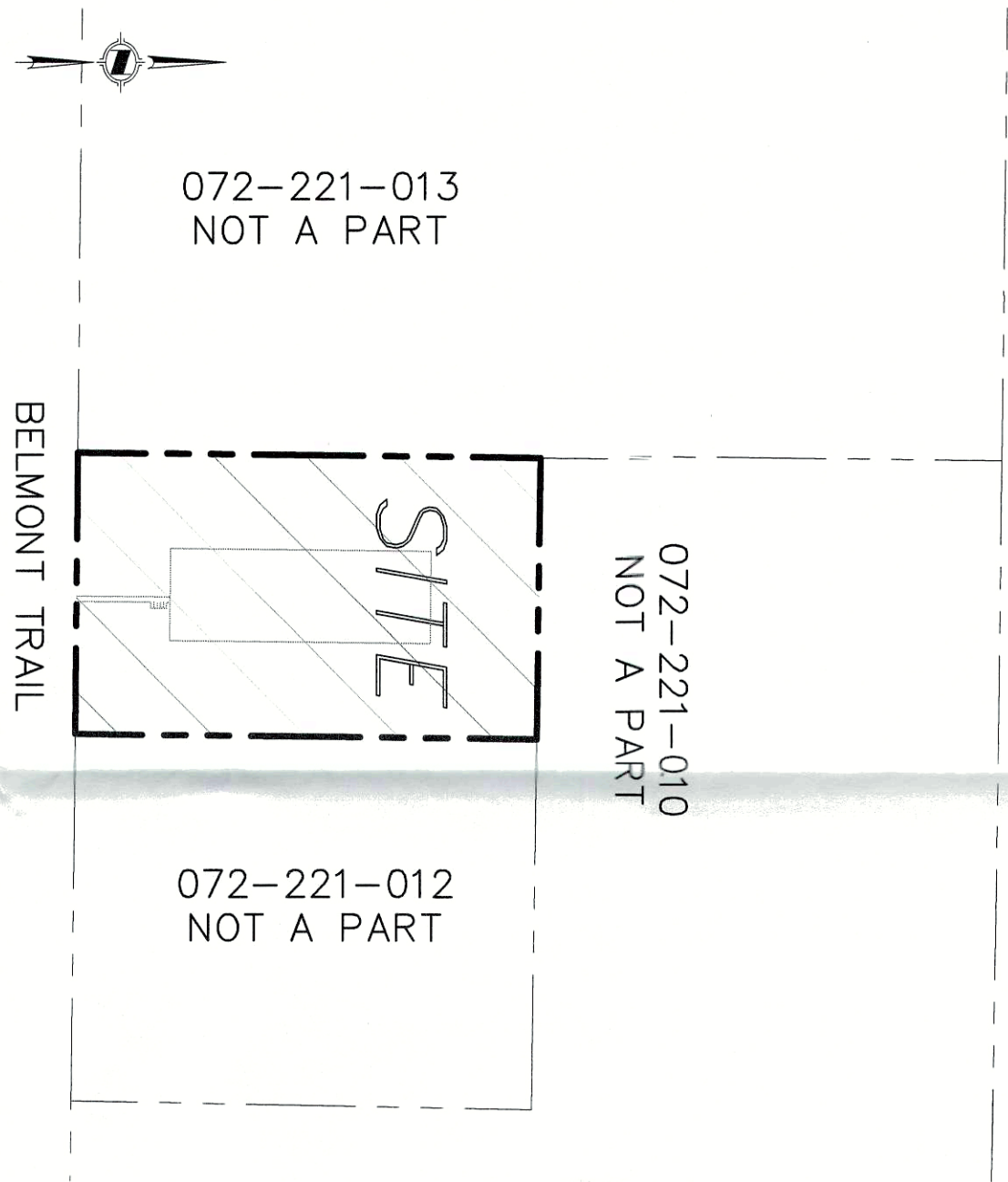
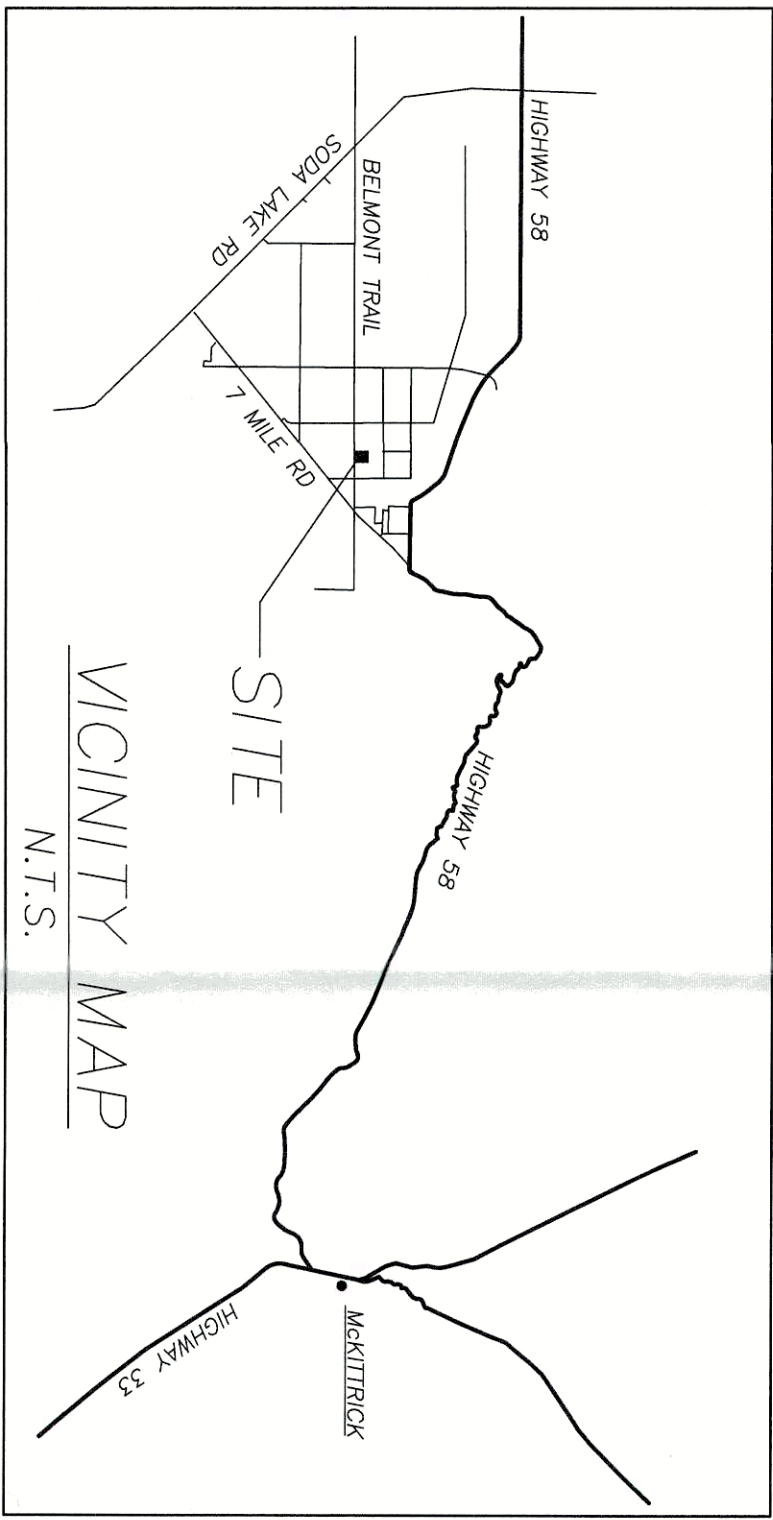
APPLICANT:  
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kevinlee7858@yahoo.com  
651-785-8727

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CANNABIS CULTIVATION  
0 BELMONT TRAIL  
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PLANNER CONTACT:  
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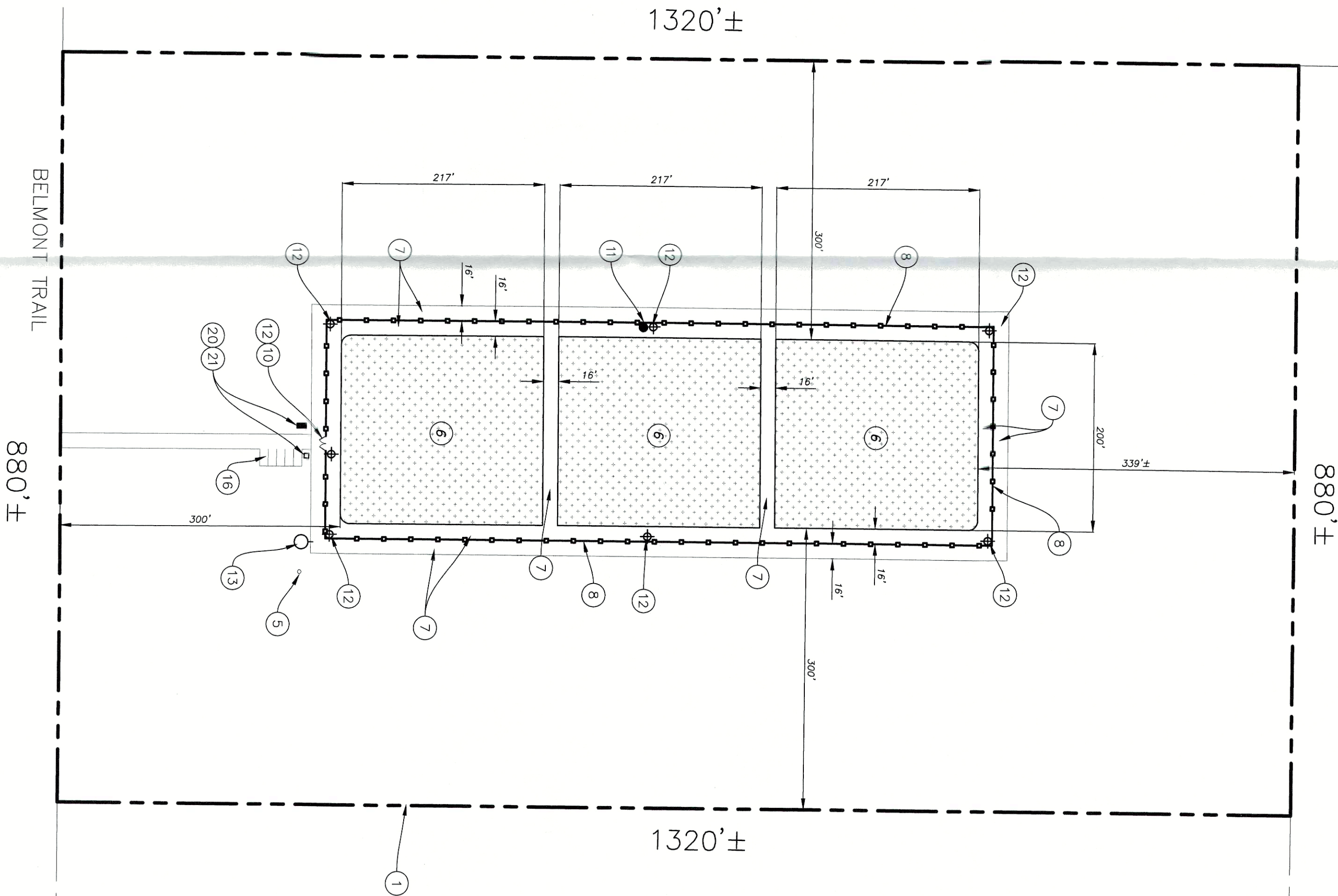
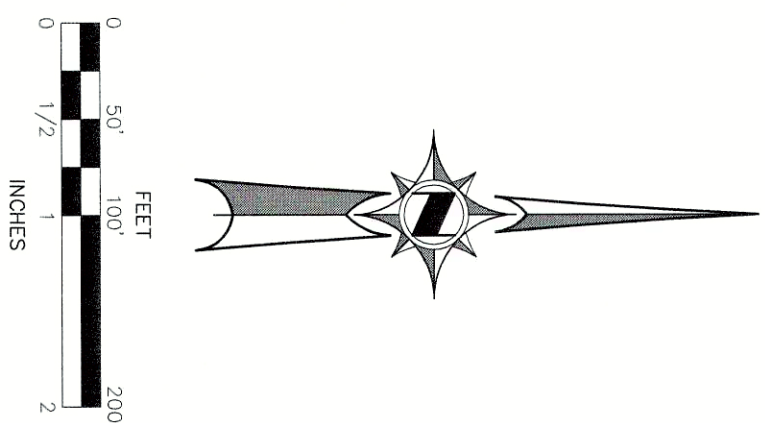
INDEX MAP  
SCALE 1"=500'

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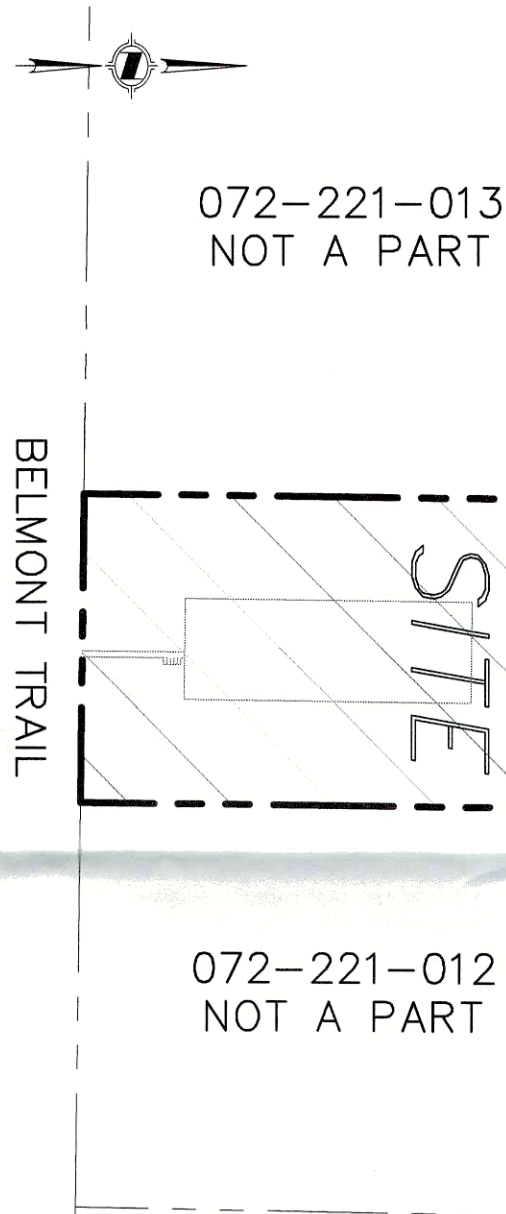
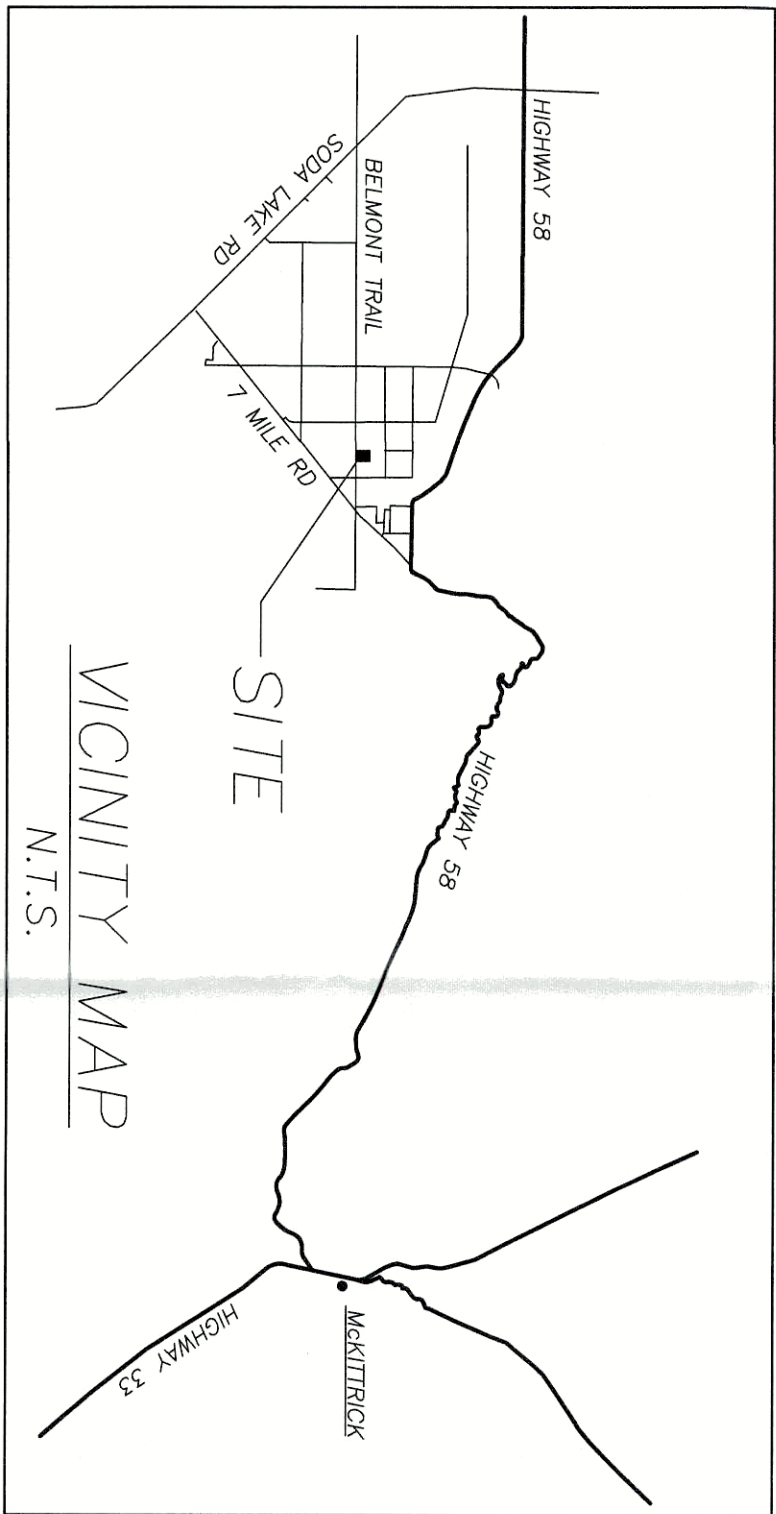
APPLICANT:  
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kevinlee7858@yahoo.com  
651-785-8727

DRAWN BY: KJC

DATE: 4/16/19

SHEET: 1 of 1





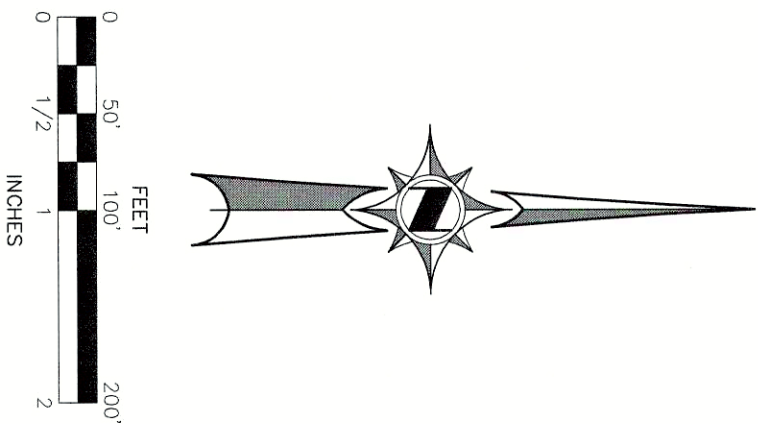
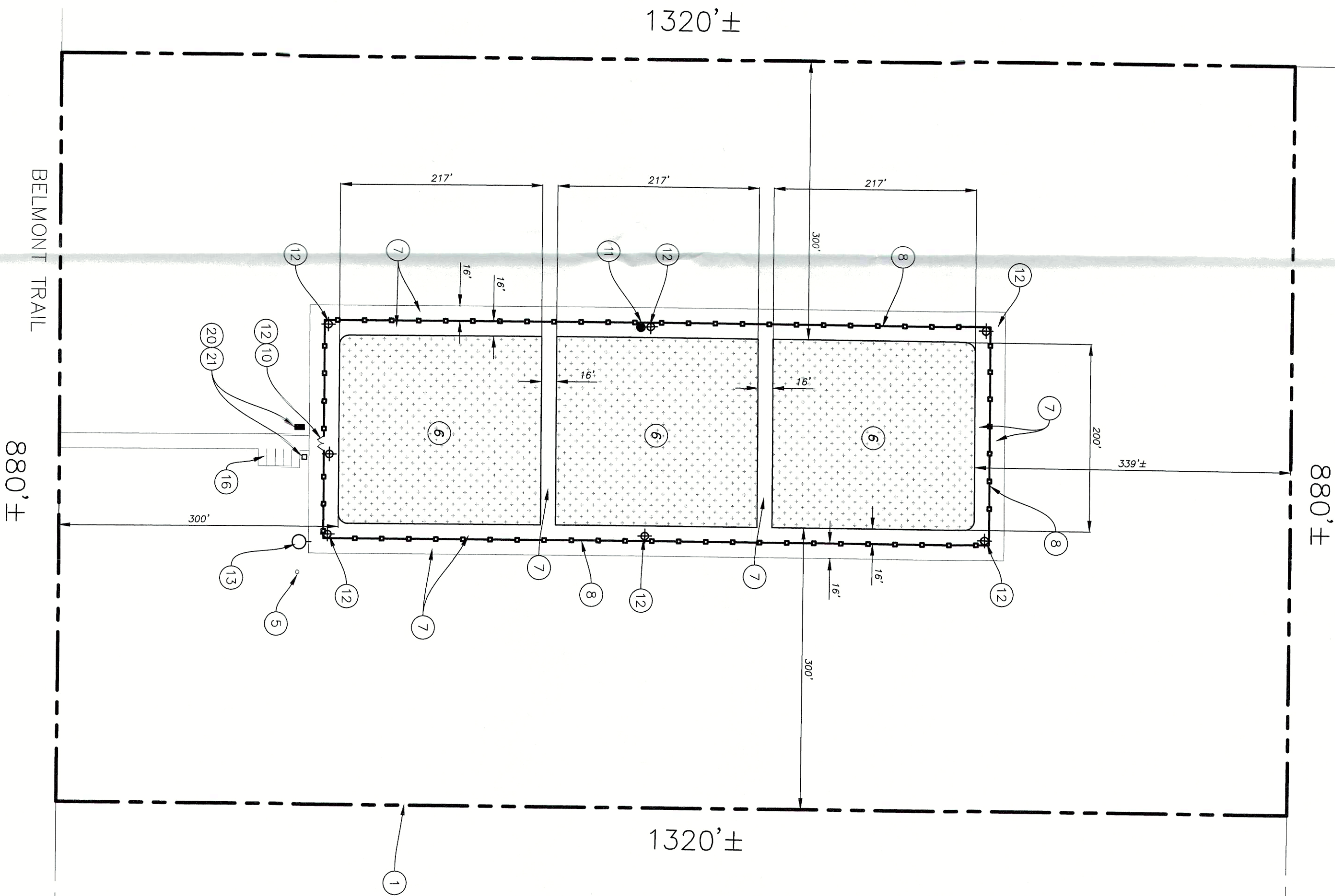
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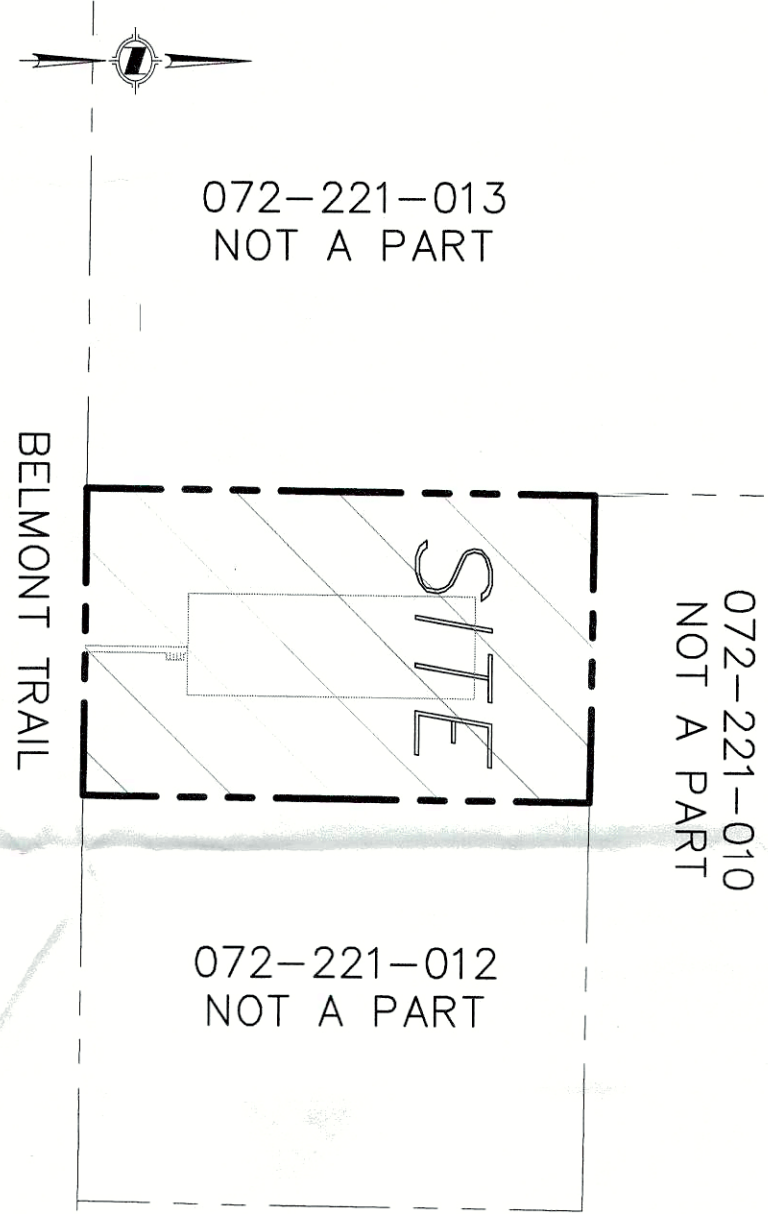
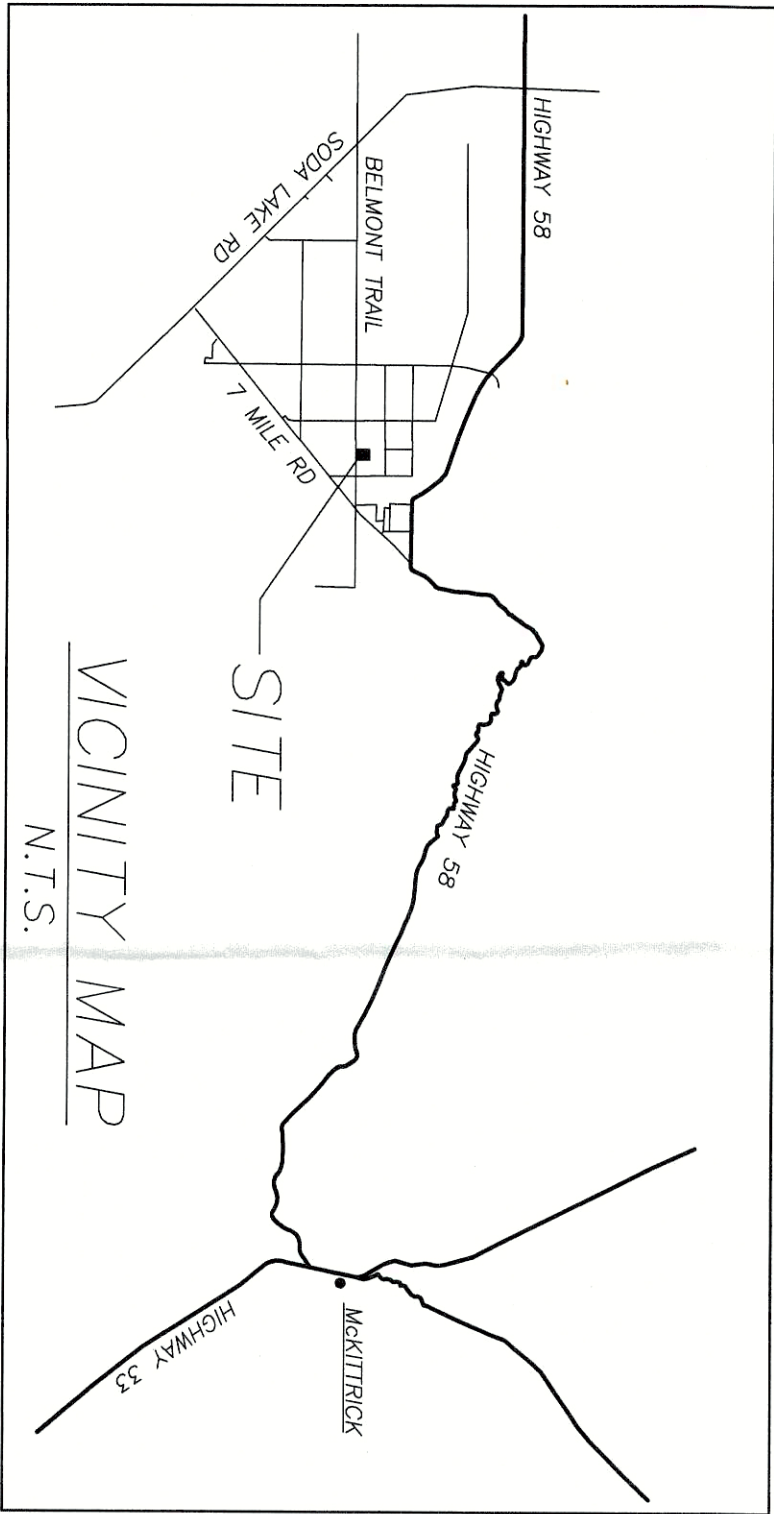
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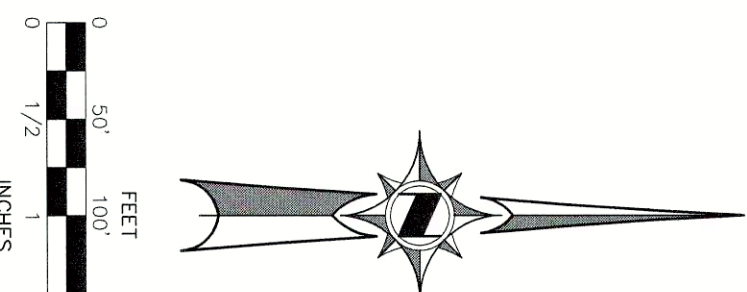
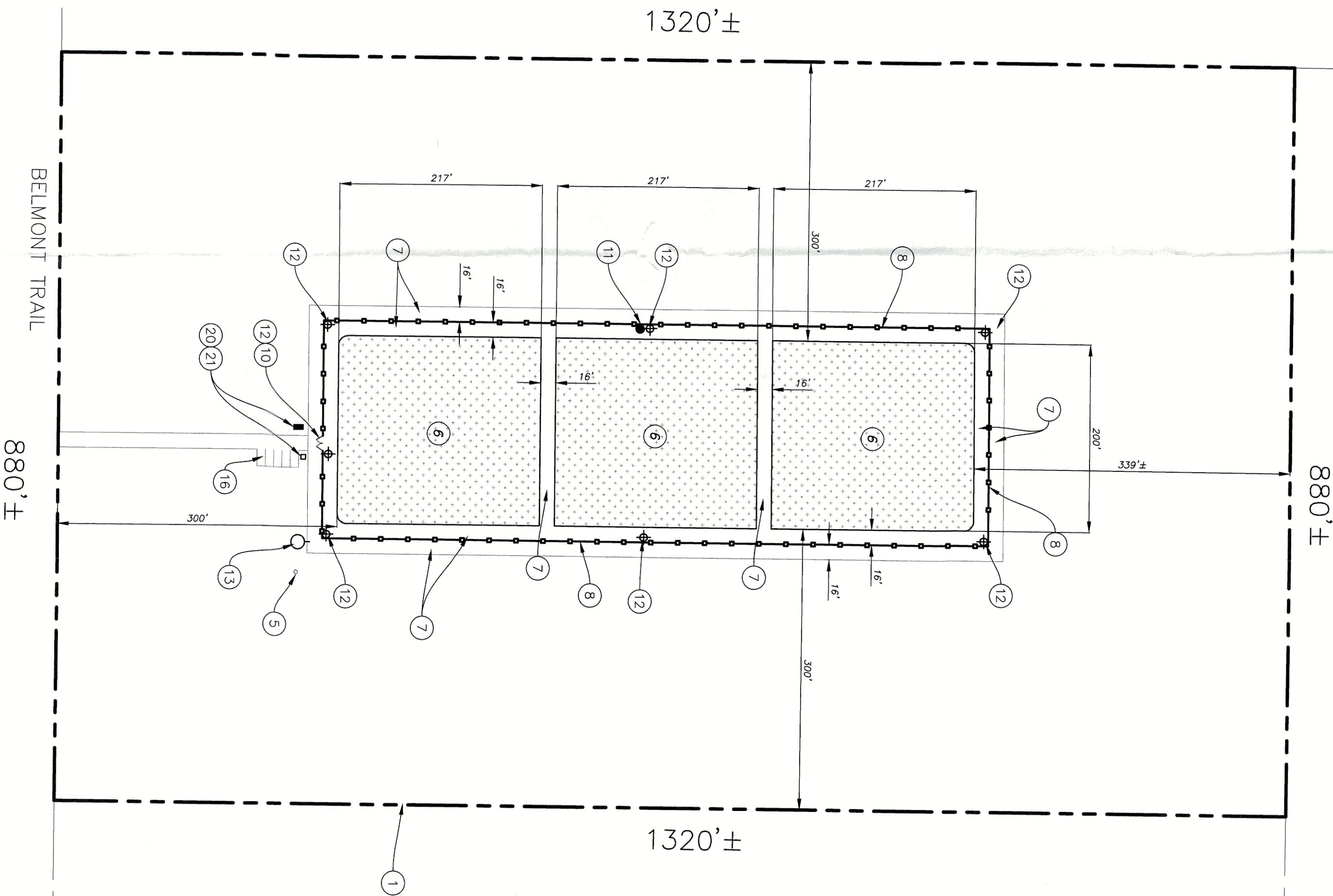


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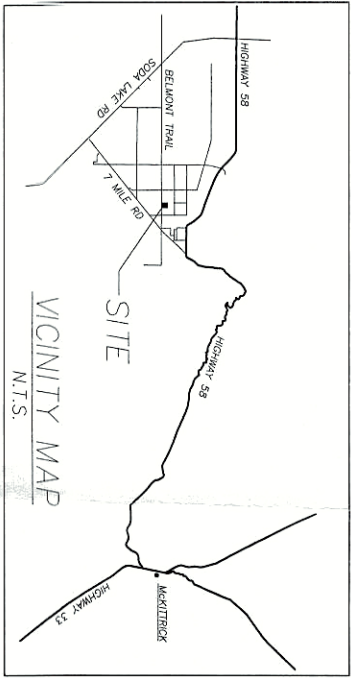
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